059.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,700 /	793,700
					USE VALUE:	793,700 /	793,700
					ASSESSED:	793,700 /	793,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPALIMBERIS GEORGE & ANNA/TRS	
Owner 2:	PAPALIMBERIS 2 NOMINEE RLTY TR	
Owner 3:		
Street 1:	18 SAINT THOMASMORE DR	
Street 2:		
Twn/City:	WINCHESTER	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	01890	Type:

PREVIOUS OWNER

Owner 1:	PAPALIMBERIS GEORGE-ANNA -
Owner 2:	-
Street 1:	116 JOHNSON ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,289 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2267 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4289.000	409,200	400	384,100	793,700
Total Card	0.098	409,200	400	384,100	793,700
Total Parcel	0.098	409,200	400	384,100	793,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.11 | /Parcel: 350.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	39461
GIS Ref	
GIS Ref	
Insp Date	08/28/18

!5216!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	409,600	400	4,289.	384,100	794,100	794,100	Year End Roll	12/18/2019
2019	104	FV	317,700	400	4,289.	378,600	696,700	696,700	Year End Roll	1/3/2019
2018	104	FV	330,800	5100	4,289.	290,800	626,700	626,700	Year End Roll	12/20/2017
2017	104	FV	309,900	5100	4,289.	274,300	589,300	589,300	Year End Roll	1/3/2017
2016	104	FV	309,900	5100	4,289.	252,400	567,400	567,400	Year End	1/4/2016
2015	104	FV	275,500	5100	4,289.	235,900	516,500	516,500	Year End Roll	12/11/2014
2014	104	FV	275,500	5100	4,289.	217,300	497,900	497,900	Year End Roll	12/16/2013
2013	104	FV	286,900	5100	4,289.	217,300	509,300	509,300		12/13/2012

PRINT

Date	Time
12/10/20	20:08:08

LAST REV

Date	Time
09/10/18	15:30:54
apro	
5216	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPALIMBERIS GE	61464-560		3/25/2013	Convenience	1	No	No		
	13645-266		2/1/1979		47,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2013	515	Manual	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
6/13/2013	Info Fm Prmt	EMK	Ellen K
2/27/2009	Measured	372	PATRIOT
4/10/2000	Inspected	263	PATRIOT
1/8/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39461
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4289		Sq. Ft.	Site		0	70.	1.28	6									384,069						384,100	

Total AC/HA:	0.09846	Total SF/SM:	4289	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	384,069	Spl Credit		Total:	384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11316717
Const Adj.:	0.94040596
Adj $ / SQ:	177.961
Other Features:	102295
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593060
Depreciation:	183848
Depreciated Total:	409211

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

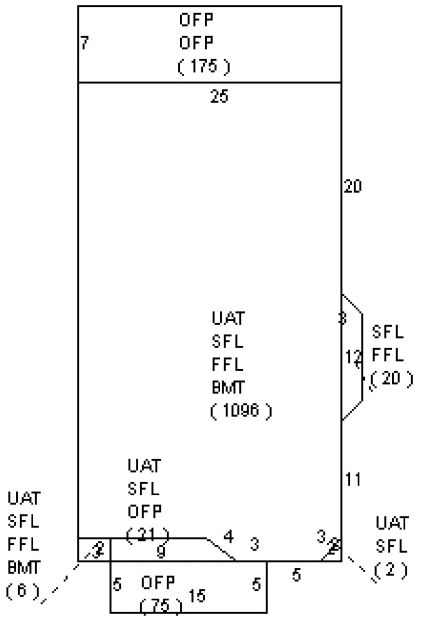
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.96
Special Features:	0	Val/Su Net:	99.90
Final Total:	409200	Val/Su SzAd	180.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,145	177.960	203,765
FFL	First Floor	1,122	177.960	199,672
BMT	Basement	1,102	53.390	58,834
OFP	Open Porch	446	19.000	8,472
UAT	Upper Attic	281	71.180	20,021

Net Sketched Area:	4,096			Total:	490,764
Size Ad	2267	Gross Are	4940	FinArea	2267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X12	A	AV	1940	5.72	T	40.8	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400